GOVERNMENT OF ANDHRA PRADESH

A B S T R A CT

Municipal Administration & Urban Development Department – Tirupati Urban Development Authority – Change of land use from Transportation use to Commercial use in Sy.No. 181/p, 190/p, 195/p, 196/p, 202/p, 203/p, 207/p, 701/p, 703/p to an extent of 4933 Sqmt out of total extent of Ac.6.60 and realignment of proposed 24.0mt wide Master Plan road and deletion of part of proposed 12.0 mt wide Master Plan road of Tirupati - Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 7 Dated: 06-01-2020.

Read the following:

1. From VC, TUDA, Tirupati Lr.No.1564/G1/2019, dt.16.11.2019.
2. From the DTCP, AP, Guntur, Lr.Roc.No.4396/19/A, dt.21.11.2019.
3. Government Letter No.1037829/H1/2019, dt.26.11.2019.
4. From the VC, TUDA, Lr.Roc.No.1564/G1/2019, dt.29.11.2019.
5. Govt. Memo No.11411/I2/2011, MA&UD (I2) Dept.,dt:30.06.2012.
6. Govt. Memo No.1037829/H1/2019, MA&UD (H1) dept.,dt:03.12.2019.
7. From VC, TUDA, Tirupati Lr.No.1564/G1/2019, dt.02.01.2020.

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ORDER:

The Draft variation to the land envisaged in the Master Plan of Tirupati Urban Development Authority Region, Tirupati issued in reference 6th read above was published in Extra-ordinary Andhra Pradesh Gazette No.732, Part-I, dated.04.12.2019. The Vice Chairman, Tirupati Urban Development Authority, Tirupati in the reference 7th read above has informed that the Railway Land Development Authority has paid total an amount of Rs.5,15,597/- vide Cheque.No.972238, dated.24.12.2019 vide SBI, towards Publication/Institution/ Conversion/Scrutiny Charges for the proposed change of land use.

2. The Vice Chairman, Tirupati Urban Development Authority, Tirupati in the reference 7th read above has informed that they have published the draft variation appendix notification pertaining to the change of land use in Sakshi (Telugu version) and in Deccan Chronicle (English version) on 12.12.2019 respectively calling for objections/suggestions from the general public. On publication of notification no complaints/ suggestions were received from the public within stipulate time in the matter. Hence, the draft variation is confirmed.

3. The appended notification will be published in the next issue of the Andhra Pradesh Gazette. i.e.,07.01.2020.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

J. SYAMALA RAO
SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Vice Chairman, Tirupati Urban Development Authority (TUDA), Tirupati
The Director of Town and Country Planning, AP, Guntur.

Copy to:
The Chief Project Manager, Railway Land Development Authority, 4th Floor, Gudimelli Towers, Ragus, Begumpet, Secunderabad, Telangana State through the VC, TUDA, Tirupati, Chittoor District.
The Commissioner, Tirupati Municipal Corporation, Tirupati, Chittoor District.
The District Collector, Chittoor District.
Sc/Sf (E 1037829)

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

(P.T.O.)

APPENDIX
NOTIFICATION

The following variation to the Tirupati Urban Development Authority Region, Tirupati sanctioned in G.O.Ms.No.112 MA &UD(H1), dated.08.03.2019 and proposed in exercise of the powers conferred by Section 15 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (AP Act No.5 of 2016).

VARIATION

The site in Sy.Nos.181/p, 190/p, 195/p, 196/p, 202/p, 203/p, 207/p, 701/p, 703/p to an extent of 4933 Sqmt out of total extent of Ac 6.60 of Tirupati Urban Mandal and the boundaries of the site are given in the schedule below, which was earmarked for Transportation use in Tirupati Urban Development Authority Region and its vicinity Plan, sanctioned in G.O.Ms.No.112, Municipal Administration & Urban Development (H1) Department, Dated.08.03.2019 is now designated as Commercial Use in the site marked as W,X,Y,Z, along with the realignment of 24 m wide Master Plan road marked as A,B to A,C,D,E with width of road from A to C as 30 m, C to D as 24 m and D to E as 30m and deletion of part of 12 m wide proposed MP road (marked as Q,R) on Southern side up to Municipal drain which is shown in modification Variation Plan No.1/2019 of Tirupati Urban Development Authority and which is available in the office of the Tirupati Urban Development Authority, Tirupati, subject to the following conditions:-

1. The applicant shall take prior approval from the competent authority before commencing any development work in the site under reference.
2. Vesting of road area (Passing in the railway land) with the Municipal Corporation for public purpose to meet the traffic needs of the city. To this effect the Railway authorities shall give an undertaking in writing.
3. Parking requirement shall be provided as per A.P. Building Rules based on built-up area and also additional parking to meet the requirement of railway passengers.
4. 12m wide MP road shall be connected (by the formation of culvert on the municipal drain with a clear width of 12m) to the 24m wide MP road on (Realignment road) the south side of the railway site.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
7. The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Proposed platform in existing railway land.
East : Proposed realignment of 30 mts wide master plan road.
South: Proposed realignment of 24 mts master plan road.
West : Proposed realignment of 30 mts wide master plan road.

J. SYAMALA RAO
SECRETARY TO GOVERNMENT

SECTION OFFICER